

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 HOTHAM AVENUE MOUNT MACEDON VIC 3441

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,680,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,587,500

Property type

House

Suburb

Mount Macedon

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1 MANLANGI COURT MACEDON VIC 3440	\$1,550,000	12-Apr-22
4 CHURCH STREET MACEDON VIC 3440	\$2,475,000	12-May-22
3 PHALEMPHIN ROAD MOUNT MACEDON VIC 3441	\$1,620,000	12-Mar-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 01 August 2022


1 MANLANGI COURT MACEDON VIC 3440
 3  2  -

Sold Price

\$1,550,000

Sold Date

12-Apr-22

Distance

1.1km

4 CHURCH STREET MACEDON VIC 3440
 4  2  4

Sold Price

^{RS} **\$2,475,000**

Sold Date

12-May-22

Distance

1.76km

3 PHALEMPHIN ROAD MOUNT MACEDON VIC 3441
 3  2  2

Sold Price

\$1,620,000

Sold Date

12-Mar-22

Distance

1.92km
RS = Recent sale

UN = Undisclosed Sale

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